

PROGRAM STATEMENT

OLD WORLD WISCONSIN

CROSSROADS VILLAGE-YANKEE AREA DISCOVERY STATION

OVERVIEW

The Discovery Station will be accessible to guests in Old World Wisconsin's (OWW) Crossroads Village and Yankee Areas. The addition of this facility addresses three significant voids in the current guest experience – the lack of modern restrooms and food service in the Crossroads Village and Yankee areas and interactive exhibits that explore aspects of historic technology in 19th-century rural Wisconsin. An adjacent outdoor area will provide shaded benches and tables for the enjoyment of guests as part of the food service experience. The Discovery Station will be sited to enable easy staff access from Old World Wisconsin's entrance road, allowing for custodial and food service support without disrupting the guest experience. Storage space will be provided to support exhibit and program operations.

The Discovery Station project will consist of the siting and construction of an approximately 3100 gross square foot wood framed building with wood shingle roof. The structure will look like a 19th-century building on the exterior with modern amenities located inside and behind the building, providing minimal impact on the historical environments of the Crossroads Village and Yankee areas.

Funds for this project were gifted in July 2014.

SCOPE OF SERVICES

The consultant team will work with stakeholders in an interactive and collaborative manner to develop a complete project program and project design:

- Work with State Historical Society and OWW staff to create a comprehensive plan for the building's function and design
- Building site selection and survey with topography and any infrastructure.
- Following Division of State Facilities policies, procedures, guidelines and standards provide the following services:
 - Develop and document Design Report and Preliminary Design
 - Submittal to Authorities Having Jurisdiction for review.
 - Develop and document Final Design
 - Develop Bid and Construction Documents
 - Bidding, Construction, Level 1 Commissioning, Close out, and Record Documentation
- Coordination with design consultants for the exhibits and food service.

BUDGET SUMMARY

2800 GSF @ \$80.00	\$ 224,000
2 x 300 asf restrooms – 600 ASF 6wc's, 2 urinals, 4 lavs, septic,	91,000
Utilities and Site Work	35,000
Contingency	52,400
A/E Fees	46,200
DFD Fee	16,100
Testing, Plan Review, Survey	3,300
Exhibits and Interpretation	0*
Movable Equipment	0*
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Total	\$ 468,000

*Exhibit design and fabrication, as well as equipment for the food prep area, and signage (unless noted otherwise) are outside the scope of this project budget.

SCHEDULE

Anticipated Receipt of Gift	July 2014
Contract for A/E Services	April 2015
Develop/Review Budget	June 2015
Develop Preliminary Plans	August 2015
Complete/Review Design Report	September 2015
State Building Commission Meeting	October 2015
Complete Bid Documents	November 2015
Review Bid Documents (DFD)	December 2015
Bidding and Contracting	April 2016
Complete Construction	December 2016
Grand Opening	April 2017

SPACE CONSIDERATIONS DISCOVERY STATION

Public Space - enclosed interactive exhibit and program area

30 x 40 enclosed exhibit area/lobby	1,200
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Public Space - enclosed area

Restrooms 2 x 300 sf	600
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Non-Public Spaces – enclosed area

Food Service Prep	600
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Storage	400
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Total enclosed areas	2,800 ASF
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Total Discovery Station	3,100 GSF
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90.3 % EFFICIENCY

EXTERIOR FEATURES AND AMENITIES

Picnic area for tables and chairs

Waste and recycling receptacles

Gravel service access from OWW entrance road

ADA-compliant foot paths

Two access doors with automatic door openers

SPECIAL DESIGN CONSIDERATIONS

In planning the new Discovery Station there are several design considerations deemed important:

- Facility must be sited in a highly visible and accessible location within the Crossroads Village and Yankee areas.
- Design of the facility and surrounding landscape features must be sympathetic to the historic context of its location.
- Facility must be easily accessed by staff from OWW entrance road to service restrooms and food preparation area with minimal impact to guests.
- The agency has identified the WEPA designation of the project to be Type III.

ROOM DATA SHEETS ORGANIZED BY SPACE

The following section contains a description of the use, lay-out and/or functions for each area within the Discovery Station. These descriptions provide guidelines and suggestions developed during initial planning efforts.

Space Name: Interactive Exhibit Area/Lobby

Number of Occupants: 50

Assignable Square Feet: 1,200 ASF

Purpose and Activity Description: Enclosed area with 19th-century rural industrial theme providing an entry lobby and space for interactive exhibits exploring historic technology

Relationships to Other Rooms or Functions: Shares a wall with the food service prep area, restrooms and storage areas with interior access to each of these rooms

Fire Suppression: Not required

Plumbing: required for water table interactive exhibit on mill technology.

Floor: Sealed concrete with center drain

Walls: Vertical rough-sawn, unfinished wood boards with battens

Ceiling Height: Minimum 10 ft.

Lighting: Ceiling fixtures

Natural Light: Period-appropriate glass-paned windows

Electrical: Electrical receptacles on walls and center posts

Security: Security system similar to the other buildings at OWW

HVAC: heating and cooling are required

Furnishings: Outside scope of this program statement

Space Name: Food Service Prep

Number of Occupants: 10

Assignable Square Feet: 600 ASF

Purpose and Activity Description: The food service space will include storage and preparation space as well as counter service. Food service seating would be provided by exterior shaded tables

Relationships to Other Rooms or Functions: The food service prep space will be adjacent to the restrooms, exhibits and storage with interior or exterior counter service

Fire Suppression: Required

Plumbing: required for sinks and ice machine

Floor: No-slip surface on concrete with center drain

Walls: Easily washable

Ceiling Height: No requirement

Lighting: Ceiling fixtures

Natural Light: Not required

Electrical: Adequate for warming, refrigeration, freezers and lighting

Security: Security system similar to the other buildings at OWW

HVAC: heating and cooling are required as well as a hood and vent system for an electric stove/oven.

Furnishings: Kitchen equipment is not within the scope of this program statement

Space Name: Restrooms

Number of Occupants: 12

Assignable Square Feet: 600 ASF (300 ASF x 2 restrooms)

Purpose and Activity Description: Women's restroom will have 4 water closets and 2 lavatories. The men's restroom will have 2 water closets, 2 urinals and 2 lavatories.

Relationships to Other Rooms or Functions: The restrooms would be adjacent to the food prep, storage and exhibits spaces

Special Space Needs: Septic system

Fire Suppression: None

Plumbing: 6 water closets, 2 urinals, 4 lavatories, 2 hand driers are required.

Floor: Sealed Concrete

Walls: Easily cleaned, hard and non-absorbent wall surface and base are required.

Ceiling Height: No requirement

Lighting: Suitable for restroom

Natural Light: Not required

Electrical: Electric receptacle

Security: Security system similar to the other buildings at OWW

HVAC: heating and cooling are required

Furnishings:, signage, 2 baby-changing stations, and 2 mirrors are required.

Space Name: Storage

Number of Occupants: 4

Assignable Square Feet: 400 ASF

Purpose and Activity Description: The storage area will be an enclosed space with doors that will open to the exhibit/lobby area and to exterior. This storage area should be adaptable to many types of items including: tables, chairs, moveable exhibits, craft supplies, miscellaneous demonstration items, etc.

Relationships to Other Rooms or Functions: Adjacent to the exhibit/lobby space.

Fire Suppression: None

Plumbing: janitorial sink required.

Floor: Sealed concrete

Walls: Durable

Ceiling Height: No Requirement

Lighting: Suitable for the use

Natural Light: Not required

Electrical: A couple of electrical receptacles

Security: Security system similar to the other buildings at OWW

HVAC: heating and cooling are required

Furnishings: Movable shelves are required

